

CARMEL TECHNICAL ADVISORY COMMITTEE

AGENDA

Date: July 20, 2005
Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall, 9:00 am

- 9:00 a.m. **Davis & Bales, lots 7pt-8: The Deacon Restaurant**
The applicant seeks use variance approval for a restaurant.

Docket No. 05050028 UV	ZO Chapter 8.01	permitted uses
Docket No. 05050029 V	ZO Chapter 25.07.02-08.b	number of signs
Docket No. 05050030 V	ZO Chapter 25.07.02-08.b	two signs oriented west
Docket No. 05050031 V	ZO Chapter 25.07.02-08.b	one sign oriented south
Docket No. 05050032 V	ZO Chapter 27.05	reduced parking spaces

The site is located at 31 First Street SE and is zoned R-2/Residence within the Old Town Character Sub area.
Filed by Mark Demerly of Demerly Architects for EF Holding, LLC.
- 9:15 a.m. **Docket No. 05070004 UV: Newark, lots 17pt-18pt: Restaurant**
The applicant seeks the following use variance approval:
Docket No. 05070004 UV Ch. 18.01 permitted uses
The site is located at 10 Nappanee Drive and is zoned B-7/Business within the Carmel Dr.-Rangeline Rd. Overlay. Filed by George Attiyeh.
- 9:30 a.m. **Docket No. 05060040 Z and 05060041 ADLS: 116th and College PUD**
The applicant seeks to rezone 12.4 acres from R1/Residential and B6/Business to PUD/Planned Unit Development for the purpose of creating a mixed use development comprised of townhome, retail, and office uses.
The site is located at NE corner of 116th Street and College Ave.
Filed by Timothy Ochs of Ice Miller for Equicor Development Inc.
- 9:50 a.m. **Docket No. 05060042 DP Amend/ADLS: Carmel Science and Technology Park, Blk 11**
The applicant seeks approval for a medical office building.
The site is located at the SW corner of Carmel Dr. and Guilford Rd. and is zoned M-3/Manufacturing. Filed by Mary Solada of Bingham McHale.

10:10 a.m.

Docket No. 05060043 PP: Laurel Ridge

The applicant seeks approval to plat 17 lots on 47.12 acres with the following Subdivision Waivers:

Docket No. 05060044 SW: 6.03.04 – Connectivity: To seek relief from providing stub streets to adjoining properties.

Docket No. 05060045 SW: 8.09.02 – Alternative Transportation: To seek relief from providing a pedestrian path along Ditch Road.

Docket No. 05060046 SW: 6.03.19 – Access to Arterials, Parkways, and Collectors: To seek relief from houses fronting collector streets/200 foot required separation from collector streets.

Docket No. 05060047 SW: 6.03.22 – Acceleration/Deceleration, and Passing Lanes: To seek relief from providing acceleration/deceleration and passing lanes.

Docket No. 05060048 SW: 8.09.02 – Private Streets: To allow the construction of private streets serving the entire subdivision.

Docket No. 05060049 SW: 8.09.02 – Cul de Sac Length: To allow cul de sacs to exceed 600 feet in length.

Docket No. 05060050 SW: 6.02.01 – Subdivision in Floodway/Plain: To allow subdivision of land within the floodway and floodplain.

The site is located at the SE corner of Ditch Road and W. 106th Street and is zoned S1/Residential.

Filed by Joseph Calderon of JBC1, LLC for JB Cohen

10:25 am

Docket No. 05070017 TAC: Overbrook Farms Construction Plans

The applicant seeks review of the construction documents for this subdivision of 97 lots on 79 acres.

The site is located NW of 141st/Shelborne Rd and is zoned S1/Residential.

Filed by Dave Barnes of Weihe Engineers for WTFOT, LLC.

10:45 am

05060038 PP Amend and 05060039 SP: Little Farms Addition, Lots 31-33 (Replat)

The applicant seeks approval to replat 9 lots on 2.25 acres:

The site is located at the northwest corner of Ethel Street and West 104th Street.

The site is zoned R-3/Residence within the Home Place Overlay.

Filed by Chris Badger of Badger Engineering & Associates.

10:55 am

Docket No. 05060052 SP: Village of WestClay, sec 9003

The applicant seeks to plat 23 residential lots on 13.09 acres±.

The site is located northeast of 131st Street and Towne Road and is zoned PUD/Planned Unit Development.

Filed by Brandon Burke of the Schneider Corp. for Brenwick TND Communities, LLC.

11:10 am

Docket No. 05070011 TAC: Khara Spa – Village of West Clay

The applicant seeks to create a 2 story, 2,210 sq. ft. per floor building for spa related services.

The site is located near the NW corner of Rhettisbury St. and Meeting House Rd within the Village of West Clay and is zoned PUD.

Filed by Brandon Burke of Schneider Engineering for DBA Beyond the Image, LLC.

- 11:25 am **Docket No. 05070012 SP: Goldwater Park – Village of West Clay**
The applicant seeks to plat 1 lot on 7.13 acres for the purpose of creating a multi amenity park.
The site is located near the SW corner of W. 131st Street and Towne Rd and is zoned PUD.
Filed by Brandon Burke of Schneider Engineering for Brenwick TND Communities, LLC.
- 11:40 am **Docket No. 05070013 SP: Village of West Clay Section 6002**
The applicant seeks to plat 61 lots on 22 acres.
The site is located at the NW corner of W. 126th Street and Towne Rd and is zoned PUD.
Filed by Brandon Burke of Schneider Engineering for Brenwick TND Communities, LLC.
- 11:55 am **Docket No. 05070010 SP: Murphy Hall Section One**
The applicant seeks to plat 40 lots on 32.7 acres.
The site is located at the NW corner of W. 141st St. and Towne Road and is zoned S1/Residential.
Filed by J. Cort Crosby of Schneider Engineering for Estridge Development Co. Inc.
- 12:10 pm 1 Hour Lunch Break
- 1:15 am **Docket No. 05060053 DP/ADLS: Weston Pointe Retail Center**
The applicant seeks approval for multiple commercial/retail buildings.
The site is located at 11055 N. Michigan Rd. and is zoned B-2/Business within the US 421 Overlay.
Filed by Ronald Bell of Williams Realty Group for PL Properties, LLC.
- 1:35 pm **Docket No. 05070014 SP: Stanford Park Section 2**
The applicant seeks to plat 102 lots on 31.3 acres.
The site is located north of the NW corner of Shelborne Rd. and W. 131st St. and is zoned R2.
Filed by Dennis Olmstead of Stoeppelwerth and Assoc. for Platinum Properties, LLC.
- 1:50 pm **Docket No. 05070016 SP: Longridge Estates Section 2**
The applicant seeks to plat 52 lots on 57 acres.
The site is located at the SW corner of W. 141st St. and Shelborne Rd. and is zoned S1/Residential.
Filed by Dennis Olmstead of Stoeppelwerth and Assoc. for Platinum Properties, LLC.
- 2:05 pm **Docket No. 05070015 SP: Pine Creek**
The applicant seeks to plat 4 lots on 10.25 acres.
The site is located at 1616 W. 116th St. and is zoned S1/Residential.
Filed by Matt Maple of Roger Ward Engineering for Bear Lake Trading Company.

2:20 pm

Docket No. 05070007 SP: Mayflower Park Block 3 Replat

The applicant seeks to replat 1 Block into 3 lots.

The site is located on W. 99th Street and is zoned I1.

Filed by James Browning.

2:35 pm

Docket No. 05070009 TAC: Kipp Brothers Expansion

The applicant seeks to expand their current facilities to include 26,400 sq. ft. of warehouse space.

The site is located at 9760 Mayflower Park Drive and is zoned I1.

Filed by Mike DeBoy of DeBoy Land Development Services for Glennco Realty.

2:50 pm

Docket No. 05060051 PP: The Retreat of West Clay Primary Plat

The applicant seeks approval of 32 lots on 23.49 acres:

The site is located near the NE corner of Little Eagle Creek Ave and W. 141st St. and is zoned S1/Residential

Filed by Jim Shinaver of Nelson and Frankenberger for Centex Homes.

3:10 pm

Docket No. 05070005 SP: Penn View Heights Replat (Burford Office Park)

The applicant seeks to replat 5 lots on to accommodate an office development.

The site is located at 10430 Delaware St. N and is zoned B5 (pending), and is within the Home Place District Overlay Zone.

Filed by Jessica Hartman of Parsons, Cunningham, and Shartle Engineers, Inc. for Burford Properties